

Minutes of Meeting held September 1 regarding proposed development of Trammell Crow Company.

A meeting was held on September 1 at Fairview City Hall to discuss proposed Blue Lake Corporate Development by Trammell Crow Company.

Notes and suggestions were as follows:

1) FLYER FOR DISTRIBUTION TO FAIRVIEW NEIGHBORS NOT ON THE LAKE AND ALSO TO THE MARINAS

2) Is THE LAND BETWEEN THE STRUCTURE BEING BUILT NOW AND THE PROPOSED STRUCTURE ALREADY APPROVED by Gresham (We understand that there was a sign regarding a meeting on August 23 but we were not informed)

3) General CONSENSUS: WE disagree with the development, but in the back of our minds these are our concerns. Some folks would prefer to just say "No".

4) People agreed that we need A LAND USE ATTORNEY to advise on our rights and issues.

5) Property is Zoned general industrial in Gresham and a small area is located in Fairview.

Approach Fairview planner about the border. Do they have to get Fairview approval.? Be sure to be aware of when this development comes before the Gresham Planning/zoning board.

Does Gresham have discretion with respect to having this building, i.e., can they stop it?

Proposed warehouse land is owned by the farm.

What per cent of Greenway area 40-mile loop will run down Fairway Lake Way?

We understand the loop was rerouted because of expense of getting across slough and across railroad tracks.

6) Traffic

Access off of 185th at Riverside Drive.

This will increase the traffic at that intersection which residents use to access Marine Drive.

We do not want an emergency exit on to Interlachen Lane. If an exit is made, then it must be locked and gated.

The original Gresham transportation plan to our knowledge had a road connecting Sandy Blvd. to the farmlands across the Columbia Slough and the railroad tracks. We think that this is essential to provide another access point to this commercial property. This is necessary because we want to avoid increased traffic on Marine Drive and through the Interlachen neighborhood.

As it currently exists, Marine Drive has seen a huge increase in truck traffic since the development of FedEx and multiple distribution centers along Marine Drive.

At a minimum we need a traffic benchmarking study, and 185th needs a left lane and stoplight.

**7) Noise, lighting, buffers, and air quality
Concern of increased noise from the development.
Will the operation of the warehouse be 24/7?
What is the noise ordinance? 7am to 10pm and 10pm to 7am?
Loading docks should be internal to the building.
The diesel fumes severely affect air quality**

**Finished elevation 32 feet clear
BUILDING WILL PROBABLY BE 50 FEET TALL WHEN DONE.**

**Light towers.
Require hooded parking lot illumination on poles facing in to the property.
Loading docks should be internal to the building.**

Need a transition between park and ?

**Have at least 100-foot set back
Giant Berm so not to see building
Will there be an 8 foot wall on property line?**

**8) Wetland has to be mitigated (darker green area on map)
Because Wetlands exist and are defined, are they defined with the drainage pump to the slough?**

Company needs to fund dedicated planting for trees etc.

Are there Indian artifacts?

Insert in CCR's that Trammell must be follow these requirements.

MAKE THIS THE DEDICATED WETLAND AREA.

Shift ownership to a land trust

Contact environmental groups to make it a Wetland again.

Area for migratory birds will be lost.

Impact to environment, 1,000's of geese use these fields and ponds.

Will be in aquifer right in the water table affect the Osprey nest

Cascade well protection area

THERE HAD BEEN MORE PONDS IN THE AREA.

Many ponds have already been mitigated

The two ponds on this property area need to remain.

Is it a Flood water reserve area?

Trammell must conduct an Environmental impact study.

Would the Nature conservancy be interested in saving this habitat area?

Trammell must mitigate these Wetlands on site not somewhere else.

Why not make this open land a Wetland mitigation site?

**When a developer builds a property on wetlands, for each acre of wetlands they destroy, they have to fund an acre and a half wetland somewhere else.
Contact Audubon Society**

9) Suggestions for Response to this proposed development:

Put together a presentation for Sept. 12 meeting.

Try to put together a request for a 30-day extension for the meeting.

Flyers to Mailboxes.

Bettianne Goetz will notify the Gresham Outlook

Send out another email with attachments

Channel 8 News will be contacted.

Already posted on the FLPOA website and the Interlachen website.

Notify Lakeside Estates and Blue Heron Shores

Post on nextdoor.com

Contact the Confederated Tribes

Contact the house boats

Contact Ducks Unlimited regarding the wetlands pump.

(Currently the pump is to pump water off the land)

Talk to Richard Warner (he negotiated the lake fill for Interlachen)